

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Attorneys for the Mortgagee



Order Filed on May 19, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

Anna Manukian Aslanian  
aka Anna Manukian  
aka Anna Aslanian  
aka Anna Manukyan

Case No.: 23-18894-JKS

Chapter: 13

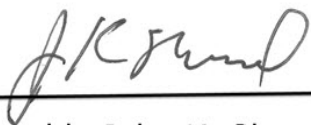
Hearing Date: May 9, 2024

Judge: John K. Sherwood

ORDER RESOLVING  
MORTGAGEE'S MOTION FOR RELIEF FROM THE AUTOMATIC STAY

The relief set forth on the following page is **ORDERED**.

\*\*\*\*\*  
  
DATED: May 19, 2024

  
\_\_\_\_\_  
Honorable John K. Sherwood  
United States Bankruptcy Court

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Debtor: Anna Manukian Aslanian

Case No. 23-18894-JKS

Caption of Order: Order Resolving Mortgagee's Motion for Relief from the Automatic Stay

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This matter having come before the Court on the Mortgagee's Motion for Relief from the Automatic Stay [ECF No. 30] and the Chapter 13 Debtor's Certification in Opposition to the Motion [ECF No. 31]; and the Mortgagee, Ajax E Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee, being represented by and through counsel, Pluese, Becker, Saltzman & Thomas, LLC, with Stuart H. West appearing; and the Debtor, being represented by and through counsel, McNally Law, LLC, with Stephen B. McNally, appearing; and the parties having agreed to resolve this matter according to the conditions set forth below, it is hereby, ORDERED as follows:

1. The Mortgagee consents to a sale of the property by July 31, 2024 without the Debtor making any of the monthly post-Petition payments. Those payments will be included in a final payoff.
2. If the property is not sold by July 31, 2024, Mortgagee may file a COD for In rem/Prospective Relief. The only defense to such a COD is a fully executed contract of sale with a pending closing date within 60 days of the filing of such defense.

In re:  
Anna Manukian Aslanian  
Debtor

Case No. 23-18894-JKS  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: May 20, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 22, 2024:

Recip ID	Recipient Name and Address
db	+ Anna Manukian Aslanian, 413 The Fenway, River Edge, NJ 07661-1842

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 22, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 20, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor DISCOVER BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Marie-Ann Greenberg	magecf@magtrustee.com
Robert P. Saltzman	on behalf of Creditor Ajax E Master Trust I a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee dnj@pbslaw.org
Stephen B. McNally	on behalf of Debtor Anna Manukian Aslanian steve@mcnallylawllc.com jennifer@mcnallylawllc.com;lauren@mcnallylawllc.com;b.sr70072@notify.bestcase.com
Stuart H. West	on behalf of Creditor Ajax E Master Trust I a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee swest@pbslaw.org
U.S. Trustee	

District/off: 0312-2

User: admin

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Date Rcvd: May 20, 2024

Form ID: pdf903

Total Noticed: 1

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6